

Chapter 15-08 Special Purpose and Overlay Districts**15-08-01 Special Purpose and Overlay Districts****15-08-02 Historic Resources**

A. **Purpose.** The purpose of this Section is to provide regulations for those areas, districts, sites, and buildings which have been designated as having significant character, interest, or value as part of the development, heritage, or cultural characteristics of Sandy City, the State of Utah, or the Nation.

B. Duties of Community Development Department and Historic Preservation Commission

1. Community Development Department. The **Community Development Department** of Sandy City is hereby charged with the administration and enforcement of the provisions of this chapter of the ordinance.
2. Sandy City Historic Preservation Commission. The **Sandy City Historic Preservation Commission**, hereinafter Historic Commission, has been established to advise the City and to aid property owners in maintaining and enhancing the worthwhile historical resources of Sandy City. The duties of the Historic Commission are as follows:
 - a. To advise the Planning Commission and the City Council on the designation of Historic Areas, Districts, Landmark Sites and Buildings of Historic Significance;
 - b. To advise the Planning Commission and City Council on matters pertaining to Historic Resources;
 - c. To advise the Planning Commission on guidelines for rehabilitation and new construction pertaining to Historic Resources; and,
 - d. To aid property owners in maintaining and enhancing their properties in a manner consistent with adopted or otherwise established guidelines.

C. Designation of Historic Areas, Districts, Landmark Sites, And Buildings of Historic Significance

1. Qualification for Designation. An area, neighborhood, or district may be designated as a **Historic Area** or **Historic District**; and any site, natural feature, structure, or building, may be designated as a **Landmark Site** or **Building of Historic Significance**, if it has significant character, interest, or value as part of the development, heritage, or cultural characteristics of Sandy City, the State of Utah, or the Nation; and if it falls into one or more of the following categories:
 - a. Historical Significance
 1. It is the location of, or is associated in a significant way with a historic event which had a significant effect upon the City, State, or Nation; or,
 2. It is associated in a significant way with the life of a person important in the history of the City, State, or Nation; or,

3. It is associated in a significant way with an important aspect of the cultural, political, or economic heritage of the community, City, State or Nation.
 - b. Architectural Significance
 1. It embodies the distinctive visible characteristics of an architectural style, period, or a method of construction; or,
 2. It is an outstanding work of a designer or builder; or,
 3. It contains elements of extraordinary or unusual architectural or structural design, detail, use of materials, or craftsmanship; or,
 4. It portrays the environment of a group of people in an era of history characterized by a distinctive architectural style.
 - c. Historic Area Significance. Because of its prominent location, contrasts of siting, age, or scale, it is an easily identifiable visual feature of the City, and contributed to the distinctive quality or identity of the City.
2. Procedure for Designation.
- a. Any person, group, or association may nominate a prospective area, district, site or building for formal designation and inclusion in the **Sandy Historic Registry**.
 - b. The Historic Commission shall review the nomination and make recommendations to the City Council. Any nomination regarding the creation of a historic area or district shall also require a review and recommendation by the Planning Commission.
 - c. Prior to an action by the City Council, a public hearing shall be held, notice of which shall be published and mailed to owners of the property proposed to be so designated [at least five, but not more than fifteen days], prior to the date of the hearing.
 - d. Following a determination of formal designation by the City Council, notice of the determination shall be mailed to the owners of property affected by the designation, together with a copy of this chapter and any pertinent development guidelines. Such designation shall also be entered in the **Sandy Historic Registry**.

D. Designated Historic Resources

1. Historic Areas are relatively large areas which are generally distinguished by, but not limited to, a common development, heritage or cultural characteristic. Likely, they are synonymous with a particular neighborhood. A Historic Area may contain one or more Historic Districts within its boundaries, and will likely contain several Landmark Sites and Buildings of Historic Significance. Those areas within Sandy City which have been designated as Historic Areas are as follows:
 - a. **Historic Sandy Neighborhood**

1. **Boundaries.** The Historic Sandy Neighborhood is that area bounded by 9000 South on the South; State Street on the West; 8400 South and its westward extension on the North; and, 700 East on the East. The boundaries of the neighborhood shall also include the commercially zoned area on the west side of State Street, between 8640 and 8900 South.
2. **Purpose.** The Historic Sandy Neighborhood encompasses the major part of the original townsite of Sandy City and contains a significant inventory of older and unique architectural styles. Lot and block sizes in this area are also characteristic of nineteenth century Utah townsites, with Historic and other older dwellings which often do not conform to current development standards. The purpose of the Design Guidelines as they pertain to the Historic Sandy Neighborhood is to:
 - a. Preserve buildings and related structures of historic and architectural significance;
 - b. Allow improvements to existing structures or new construction to be conducted without conflict and without eroding the scale and historic character of the neighborhood; and,
 - c. Preserve and enhance entry ways into the Historic Sandy Neighborhood through design and streetscape standards, where appropriate.
2. Historic Districts are generally smaller and more distinctive than Historic Areas. Historic Districts will likely contain several Landmark Sites and Buildings of Historic Significance. Those areas within Sandy City which have been designated as Historic Districts are as follows:
 - a. -- No Historic Districts are currently designated --
3. Landmark Sites and Buildings of Historic Significance are distinctive individual sites. Designated sites and buildings are as listed in the **Sandy Historic Registry**.

E. Historic Development Guidelines

1. Establishment of Guidelines. Guidelines for exterior design criteria shall be adopted by the Planning Commission upon the recommendation of the Historic Commission, to aid applicants in formulating plans for development or redevelopment relating to designated Historic Resources.
2. Application of Guidelines. The guidelines shall apply to the following instances:
 - a. All rehabilitation, restoration, or reconstruction of, or addition to the exterior of any improvement which constitutes all or part of a **Historic Area, Historic District, Landmark Site** or a **Building of Historic Significance**;
 - b. A demolition or relocation of any improvement which is all or part of a building within a **Historic Area, Historic District, Landmark Site** or a **Building of Historic Significance**;
 - c. New construction within a **Historic Area** or **District**, upon any **Landmark Site** or on the property associated with a **Building of Historic Significance**;
 - d. Any signs placed on any building within a **Historic Area** or **District**, upon any **Landmark Site**,

or on the property associated with any **Building of Historic Significance**;

- e. Any fences, walls, and major landscaping elements within a **Historic Area or District**, on a **Landmark Site**, or on the property associated with a **Building of Historic Significance**.
3. Compliance with Guidelines. Compliance with the adopted guidelines by any property owner shall be voluntary except in the case where a "Contract of Compliance" has been agreed to by the property owner of a building or site within a designated **Historic District**, of a **Landmark Site**, or of a **Building of Historic Significance**.

F. Demolition of Designated Historic Resources

1. When any application is made for a demolition permit for a building within a **Historic Area or District**, or a **Building of Historical Significance**, the Community Development Department may delay approval of the demolition for a period of **up to 30 days**, in order to:
 - a. Make a historical record, both written (history, floor plans and elevations) and photographic, of the structure and site.
 - b. Review the condition of the building to determine the impact of the demolition to the neighborhood, and the technical feasibility of preservation of the structure.
 - c. Allow the Historic Commission to consider and make recommendations regarding the application.
 - d. Make the owner aware of economic incentives available to rehabilitate historic resources.
 - e. Encourage the property owner not to demolish the building until an attempt can be made to locate either suitable tenants to make the building economically viable again or to find a purchaser who is willing to acquire and rehabilitate the structure.
2. Upon findings of fact by the Historic Commission that preservation of the building is warranted and in the best interest of the City, the permit may be delayed for an additional 30 day period in order to find funding or other means to compensate the applicant for purchase of the building or for its preservation.
3. A third 30 day delay may be instituted by the City Council upon a recommendation from the Historic Commission.

15-08-03 Sensitive Area Overlay Zone District

- A. **Purpose.** This Section shall provide standards, guidelines and criteria having the effect of minimizing flooding, erosion and other environmental hazards and protecting the natural scenic character of the hillside areas and ensuring the efficient expenditure of public funds.

The standards, guidelines and criteria established by this Section shall include, but shall not be limited to, the following:

1. The protection of the public from natural hazards of storm water runoff and erosion by requiring